



**303 ZION Road**  
**Rural Clearwater County, Alberta**

**MLS # A2302686**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Gated, Gravel Driveway, Off Street, RV		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Few Trees		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Wood

**Water:** Well

**Floors:** Laminate, Linoleum

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** 28-39-4-W5

**Exterior:** Concrete, Metal Siding

**Zoning:** HR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** water treatment system not hooked up sold as is

Welcome to this well-maintained 3-bedroom, 2-bathroom home situated on a generous .51-acre lot in the quiet hamlet of Withrow. This property offers comfortable living in a peaceful rural setting. The inviting main living area features a beautiful fireplace, creating a warm and welcoming atmosphere. Enjoy outdoor living with large front and rear decks, perfect for relaxing, entertaining, or taking in the fresh Clearwater County air. Notable updates include new windows installed in 2020, shingles replaced in 2018, and duct cleaning completed in 2025. A two-car garage provides ample parking and storage, while the fully fenced yard is ideal for children, pets, or letting the dogs run safely. The expansive lot offers plenty of room to enjoy country living. Conveniently located just off Withrow Road (Range Road 43), this property offers easy commuter access: Approximately 23 minutes to Rocky Mountain House Approximately 27 minutes to Sylvan Lake Approximately 40 minutes to Red Deer An excellent opportunity to enjoy the quiet charm of rural living while remaining within easy reach of nearby communities.